



Winkworth

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1 DELTA CLOSE, MUDEFORD, CHRISTCHURCH BH23 4TU PRICE: £399,950 FREEHOLD

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A well presented three bedroom semi detached home located in a quiet cul de sac and enjoying a south west facing garden.

1 Delta Close, Mundeford BH23 4TU

Price: £399,950

Tenure: Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

This well presented semi detached home boasts accommodation of over 1000 sq. ft. with light and airy rooms and neutral décor. Featuring three good sized bedrooms, a modern shower room, separate downstairs cloakroom, generous living accommodation, own driveway and south west facing rear garden. This lovely home is situated in the heart of a bustling area and within the catchment area of some excellent local schools.

The ground floor includes a lounge, fitted open plan kitchen/dining room with space for appliances. There is a delightful conservatory at the rear opening on to the garden. The garage has been part converted into a separate utility room yet retains a store area with up and over door, perfect for storing kayaks/bikes etc.

The first floor enjoys two good sized double bedrooms both with wardrobe space and a smaller third bedroom perfect as a single room/ nursery or home office. The shower room has been recently refitted with a walk-in shower, wash hand basin and WC.

Externally, the property enjoys a sunny south west facing garden which has been well stocked with shrubs and plants. There is also a garden room and store.

Summary:

- Well presented semi detached house
- Three bedrooms
- Lounge
- Open plan kitchen/dining room
- Conservatory
- Shower room
- Ground floor cloakroom
- Utility room
- Off road parking & store
- Garden room & store
- South west facing rear garden
- Close to award winning beaches, shops & schools
- Vendor suited





Total Area: 100.6 m² ... 1082 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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